

- (4) Hunting or trapping as necessary to keep the animal population within numbers consistent with the ecological balance of the area; and,
- e. Land Surface Alterations: The removal, filling, or excavation, of soil, sand, gravel, rock minerals or other materials from the Conservation Easement Area, or doing any act that would alter the topography of the Conservation Easement Area;
 - f. Dumping: The dumping or accumulation of any substance of any kind, nature, and description including but not limited to grass clippings or other yard debris, soil, trash, ashes, garbage, waste, or other unsightly or offensive material, or any placement of underground storage tanks, on or in the Conservation Easement Area;
 - g. Water Courses: Any alteration, dredging, straightening, filling, channelization impeding or diversion of the natural water courses, streams, wetlands, marshes, or other water bodies, located within the Conservation Easement Area, and any use or activity which violates water quality standards within the Conservation Easement Area;
 - h. Motorized Vehicles: The operation of automobiles, trucks, snowmobiles, dune buggies, motorcycles, all-terrain vehicles, or any other motorized vehicle on the Conservation Easement Area, except for monitoring efforts conducted by OSP;
 - i. Signage: Advertising of any kind or nature to be located on or in the Conservation Easement Area except for signs marking the boundaries as part of the Conservation Easement Area in favor of the Grantee, or signs along the edge of the Conservation Easement Area for traffic or safety requirements, and except as necessary to fulfill the obligations of Grantor under this Conservation Easement. Any proposed signage on or in the Conservation Easement Area will be mutually agreed upon by Grantor and Grantee.
 - j. Other Activities: Each and every other activity or construction project which might endanger the natural, scenic, biological, or ecological integrity of the Conservation Easement Area.
5. Grantor's Rights and Responsibilities: Grantor reserves to itself, and its successors and assigns, all rights accruing from its ownership of the Conservation Easement Area, including the right to engage in or permit or invite others to engage in all uses of the Conservation Easement Area that are not expressly prohibited herein and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the following rights are expressly reserved:
- a. Right to Convey: The Grantor retains the right to sell, mortgage, bequeath, donate, or otherwise convey the Conservation Easement Area. Any conveyance shall remain subject to the terms and conditions of this Conservation Easement, and the subsequent interest holder shall be bound by the terms and conditions hereof;
 - b. Right to Maintain: The Grantor retains the right to maintain, renovate and replace any existing structure(s), if any, on the Conservation Easement Area as noted in